



NOTICE OF NEIGHBORHOOD MEETING

Case No. PZ-21-01 & PZ-21-02

It has been requested that the Town of Florence Code of Ordinances Chapter 150: Development Code, Section 150.047 District Use Regulation Tables be amended to combine Medical and Recreational Marijuana and to allow sales in the following zoning classifications: Neighborhood Business (B-1), Highway Business Commercial (B-2), Downtown Commercial (DC), Tourist Commercial (TRC), Light Industrial (LI), and Heavy Industrial (HI). It has also been requested that the Town of Florence Code of Ordinances Chapter 150: Development Code, Section 150.031 Defined Words be amended to replace the current definition for Home Occupation with a new definition.

A neighborhood meeting to discuss the proposed code amendments will be held as follows:

WHEN: 5 PM to 5:45 PM on Thursday, February 4, 2021

WHERE: Online via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/88167626495?pwd=bGJKR3hqRDE2ZU9oYUhCNTgweVNvUT09>

Meeting ID: 881 6762 6495

Passcode: 720232

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 881 6762 6495

Passcode: 720232

Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the Town of Florence has determined that public meetings will be indefinitely held through technological means. Please check with the Town website to verify the date, time, and method of attendance.

Florence residents and the general public are encouraged to attend and provide comments on the proposed changes to the Town's ordinances. At this neighborhood meeting, you will learn about the proposed changes to these codes and why they are being considered. For additional information, please contact Maricella Benitez at 520-868-7572 or send an email to Maricella.Benitez@florenceaz.gov.

Under Consideration:

Section 150.031

Home Occupation

§ 150.031 DEFINED WORDS

~~**HOME OCCUPATION.** Any occupation or profession carried on by a member of a family, residing on the premises, and which use is clearly incidental to the use of the structure for dwelling purposes and which does not change the exterior character of the premises in any way. There shall be no commodity sold upon the premises, nor shall the use generate pedestrian or vehicular traffic beyond that normal to the district in which it is located, and further there shall be no signs, buildings or structures other than those permitted in the district. A carport or garage may not be used for home occupations. There shall be no use of material or mechanical equipment not recognized as being part of normal household or hobby use. **HOME OCCUPATION** shall include the use of premises by a physician, surgeon, dentist, lawyer, clergyperson or other professional~~

~~persons for consultation or emergency treatment, but not for the general practice of the professions.~~

NEW TEXT:

HOME OCCUPATION. Any occupation or profession which use is clearly incidental to the use of the structure for dwelling purposes, subject to the following:

- Any occupation or profession carried on by a member(s) of a family residing on the premises plus no more than one non-resident family member or employee.
- The use must be incidental to the use of the structure as a residence and occupy no more than 25% of the residence or no more than 200 square feet of the garage or 400 square feet of an accessory structure legally placed on the property, whichever is less.
- No alterations may made be made to the exterior elevations of the residence to accommodate the home occupation.
- There shall be no signage permitted to advertise the home occupation.
- There shall be no buildings or structures other than those permitted in the district.
- The home occupation may not generate pedestrian or vehicular traffic beyond that normal to the residential district in which it is located.
 - Delivery trucks shall not continually operate in or out of the residential premises as a function of a commercial use for which a permit is required. (This provision is not intended to prohibit periodic deliveries in a truck or vehicle owned by the resident family and primarily used as a means of transportation.)

- There shall be no use of material or mechanical equipment not recognized as being part of normal household or hobby use.
- Home occupation must obtain a Town of Florence Business License. A business license for a home occupation shall not be issued if the proposed business operation will constitute a fire hazard to neighboring residences; will adversely affect neighboring property values; or will constitute a nuisance or otherwise be detrimental to neighbors because of excessive traffic, excessive noise, odors, vibrations, electric disturbances, or other circumstances that disrupt the normal ambience of a residential neighborhood.
- Home occupation office activities for construction related firms shall store any construction related equipment, vehicles capable of carrying over one (1) ton of payload, supplies or materials off-premises.
- The storage of flammable liquids in excess of ten (10) gallons, related to the home occupation, shall not be stored in the residence, accessory structure, or parked vehicles at the residential site. No hazardous materials beyond normal household use may be stored as part of a home occupation in the home, accessory structure, or parked vehicles at the residential site.

Section 150.047

District Use Regulation Tables

The District Use Regulations Table for the above noted zoning classifications is proposed to read as follows (N-Not Permitted, C-Conditional Use Permit, P-Permitted):

(Current Code)

USE	B-1	B-2	TRC	DC	LI	HI
Medical Marijuana Dispensaries	N	C	N	N	C	N
Medical Marijuana Operations including, marijuana dispensary offsite cultivation locations and medical marijuana infusion facilities (medical marijuana designated caregiver cultivation locations and qualifying patient cultivation locations per applicable Town and State Department of Health regulations)	N	N	N	N	C	N

(Proposed Amendment)

USE	B-1	B-2	TRC	DC	LI	HI
Medical and Recreational Dispensaries	P	P	P	P	P	P
Medical and Recreational Operations including: Dispensaries, offsite cultivations and infusion facilities per applicable Town and State of Arizona Department of Health regulations.	P	P	P	P	P	P